

CITY OF BOULDER
PLANNING BOARD ACTION SUMMARY
Thursday, September 1, 2016

1. CALL TO ORDER AND ROLL CALL : 5:07 p.m.			
Bryan Bowen	Present	Liz Payton	Present
John Gerstle	Present	John Putnam	Present
Crystal Gray	Present	Harmon Zuckerman	Present
Leonard May	Present		
2. APPROVAL OF MINUTES			
3. PUBLIC PARTICIPATION			
A. John Spitzer spoke regarding the Attention Homes project located at 1550 Pine			
4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS			
A.		Call Up Item: Wetland Map Revision (LUR2016-00048), 236 Pearl Street, 250 Pearl Street and 255 Canyon Boulevard.	No Action
B.		Call Up Item: Floodplain Development Permit (LUR2016-00049), 5765 Arapahoe Avenue.	No Action
C.		Call Up Item: Wetland Permit (LUR2016-00061), Chautauqua Trail Improvements.	No Action
D.		Call Up Item: Wetland Permit (LUR2016-00062), 479 Arapahoe Avenue.	No Action
5. PUBLIC HEARINGS			
A.		AGENDA TITLE: Public hearing and consideration of a Site and Use Review (LUR2016-00056 & LUR2016-00057) proposal to establish a retail store and café use at 1815 Pearl St. The total square footage of the tenant space is 2, 642 square feet with 1,984 square feet of retail and 658 square feet of café space with 40 seats. A concurrent site review has been submitted for consideration of an 89% parking reduction.	Approved
		Applicant: Vincent J. Porreca Owner: CCPL Real Estate Group, LLC	
		Comments: Friendly amendment by L. Payton to add a condition requiring that if the space in front of the store is adequate to meet City of Boulder standards, the Applicant shall provide for the installation of additional bicycle parking. Friendly amendment was accepted by B. Bowen and J. Putnam .	
B.		AGENDA TITLE: CONCEPT PLAN & REVIEW - Concept Plan Review and Comment for redevelopment of 1102 Pearl Street (currently the Old Chicago Restaurant) into a 15,380 square foot, three story retail office building of 38 feet. Reviewed under case no. LUR2016-00058. Applicant: Jim Bray Developer: PMD Realty (Phil Day)	No Action

C.		<p>AGENDA TITLE: Public hearing to consider a proposal (LUR2016-00028) to rezone the AirGas site at 3200 Bluff Street, a roughly one-acre property, from Industrial Mixed Service (IMS) to Mixed-Use - 4 (MU-4) and make a recommendation to City Council.</p> <p>Applicant: Kirsten Ehrhardt, Coburn Development, Inc. Property Owner: AirGas InterMountain, Inc</p>	Approval Recommended
		Comments:	
D.		<p>AGENDA TITLE: Public hearing for consideration of a Concept Plan proposal (LUR2016-00059) to develop an existing 1.4-acre property with a residential multifamily permanently affordable housing development consisting of 19 total multi-family units and a central community open space within the RM-2 [Residential Medium – 2] zoning district at 2180 Violet Avenue. The applicant is also requesting preliminary consideration of amendments to annexation agreements that apply to 2180 Violet Ave., 1917 Upland Ave., and 2145 Upland Ave. to permit the transfer of all permanently affordable units from those sites to the 2180 Violet site and other changes.</p> <p>Applicant: Jeff Dawson, Studio Architecture Property Owner: Flatirons Habitat for Humanity</p>	No Action
		Comments:	
6. MATTERS FROM PLANNING BOARD, PLANNING DIRECTOR, CITY ATTORNEY			
A.		BVCP Public Hearings for Plan Policies	
7. DEBRIEF / CALENDAR CHECK			
8. ADJOURNMENT: 9:54 p.m.			